



## Multi-Family Rental Housing Developments FY2018 Low Income Housing Tax Credit and Workforce Housing Development

The City of Charlotte is now accepting proposals for Multi-Family Rental Housing Developments. Affordable Housing Development funds are provided as gap financing. Applications will be evaluated on a case by case basis, based on the amount required to make a development feasible and consistent with the City Council's local housing development priorities.

### Funding will be available for developers:

- A. Receiving a North Carolina Housing Finance Agency (NCHFA) Tax-Credit award for new construction and/or rehabilitation of multi-family housing developments serving households earning 60% or below the area median income. City funding provides local alignment with State supported developments, allowing for greater local leverage of tax credit awards.
- B. Proposing workforce housing developments with a minimum of 20% of the proposed developments serving households earning 80% and below the area median income with long-term deed restrictions.

### Successful developments will generally meet the following criteria:

- Comply with current City Housing Policies.
- Meet zoning and planning guidelines and requirements including special/conditional use permits and any other discretionary land use approval.
- Meet Charlotte Water Capacity and Connection requirements.

### Developers must also:

- Inform the Council representative in which the proposed development will be located and convene at least one neighborhood meeting to address questions about the proposed development before August 28, 2017.
- Submit a complete application packet including the required Sketch Plan Application and Charlotte Water Capacity Assurance Review Application by August 10, 2017.
- A utilities plan or preliminary site plan with proposed sewer connection(s) and site flow projects using NCDEQ 15A NCAC 02T (Waste Water Flow Estimate Guidance Document) are necessary for the Charlotte Water Capacity Assurance Review Application
- A pre-submittal meeting with planning is required for Sketch Plan application.
- Provide evidence of appropriate zoning before Council Approval.

### The Multi-Family Rental Tax Credit Developments schedule is as shown below:

Activity	Scheduled Date
Sketch Plan Application - Pre-submittal meeting period To schedule a meeting contact: Brent Wilkinson, Senior Principal Planner Charlotte-Mecklenburg Planning Department PH: 704.336.8329 <a href="mailto:bwilkinson@charlottenc.gov">bwilkinson@charlottenc.gov</a>	July 15 – July 31, 2017
<b>Application Submission Deadline</b>	<b>August 10, 2017</b>
Planning comment – Sketch Plan Review	August 15, 2017 – August 25, 2017
Market Analysis	August 31, 2017
Re-submittal revised site plan	August 31, 2017
<ul style="list-style-type: none"> <li>• Final Planning Support Letter - Conceptual Architectural, Building and Site Design</li> <li>• Charlotte Water Capacity Assurance and Connection/Capacity Fees Letter</li> </ul>	September 5, 2017
*City Council Dinner Briefing	August 28, 2017



*Housing & Neighborhood Development Committee Review	September 13, 2017
*City Council Approval	September 25, 2017

\* **Please Note:** Above dates are subject to change

Link to HTF application:

[http://charlottenc.gov/HNS/Housing/RFP/Pages/Requests% 20For% 20Proposals.aspx](http://charlottenc.gov/HNS/Housing/RFP/Pages/Requests%20For%20Proposals.aspx)

**Note:** The City of Charlotte reserves the right to cancel, reject any or all applications and waive minor informalities for applicants if it is deemed in the City's best interest to do so.

For additional information, please contact:

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